

April 28, 2010

GLORIA L. FRANKLIN, CLERK  
U.S. BANKRUPTCY COURT  
NORTHERN DISTRICT OF CALIFORNIA

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Signed and Filed: April 27, 2010

THOMAS E. CARLSON  
U.S. Bankruptcy Judge

Attorneys for JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

## UNITED STATES BANKRUPTCY COURT

## NORTHERN DISTRICT OF CALIFORNIA - SAN FRANCISCO DIVISION

In re

PIONEER 74 LOTS, LLC,

Case No. 09-32305-TEC

Chapter 7

R.S. No. KLJ-1085

ORDER GRANTING MOTION FOR  
RELIEF FROM AUTOMATIC STAY

DATE: March 22, 2010

TIME: 1:00pm

CTRM: 22

Debtor(s).

Northern District of California - San  
Francisco Division  
United States Bankruptcy Court  
235 Pine Street, 19th Floor  
San Francisco, CA 94104

The above-captioned matter came on for hearing on March 22, 2010, at 1:00 PM, in Courtroom 22, the Motion of JPMorgan Chase Bank, National Association ("Movant"), for relief from the automatic stay of 11 U.S.C. § 362, to enforce its interest in the property of Pioneer 74 Lots, LLC ("Debtor") commonly known as 818- 820 Green Street, San Francisco, California 94133 (the "Real Property"), which is legally described as follows:

/././

Beginning at a point on the northerly line of Green Street, distant thereon 68 feet and 9 inches westerly from the westerly line of Mason Street; running thence westerly along said line of Green Street 24 feet; thence at a right angle northerly 68 feet and 9 inches; thence at a right angle easterly 24 feet; thence at a right angle southerly 68 feet and 9 inches to the point of beginning.

Being a portion of 50 Vara Block No. 182.

Assessor's Lot 11, Block 119

Appearances as noted on the record.

Based on the arguments of counsel, and good cause appearing therefor,

IT IS HEREBY ORDERED:

1. The automatic stay of 11 U.S.C. § 362, is hereby terminated, effective June 1, 2010, as it applies to the enforcement by Movant of all of its rights in the Real Property under Note and Deed of Trust;

2. Movant is authorized to foreclose its security interest in the Real Property under the terms of the Note and Deed of Trust, and pursuant to applicable state law;

3. The 14-day stay provided by Bankruptcy Rule 4001 (a)(3) is waived;

4. Post-petition attorneys' fees and costs for the within motion may be added to the outstanding balance of the subject Note as allowed under applicable non-bankruptcy law;

5. Upon foreclosure, in the event Debtor fails to vacate the Real Property, Movant may proceed in State Court for unlawful detainer pursuant to applicable state law; and

6. Movant may offer and provide Debtor with information re: a potential Forbearance Agreement, Loan Modification, Refinance Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement with Debtor. However, Movant may not enforce, or threaten to enforce, any personal liability against Debtor if Debtor's personal liability is discharged in this bankruptcy case.

\*\* END OF ORDER \*\*

**COURT SERVICE LIST**

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